

Document No. 1712
Adopted at Meeting of 8/ 13/70

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MEMORANDUM

August 13, 1970

TO: Boston Redevelopment Authority
FROM: John D. Warner, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1970
Hebrew Rehabilitation Center for the Aged
1200 Centre Street, Roslindale

Petitioner seeks an extension of a non-conforming use and five variances to erect a six story addotopm to a rehabilitation center for the aged in a Single Family (S-.3) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 9-1	The extension exceeds 25% of the area of the existing non-conforming use.		
Sect. 14-2	Lot area for additional dwelling unit is insufficient	6000 sf/du	2670 sf/du
Sect. 15-1	Floor area ratio is excessive	.3	1.03
Sect. 16-1	Height of building is excessive	35 ft.	54 ft.
		2½ stories	6 stories
Sect. 23-3	Off-street parking is insufficient	236 spaces	152 spaces
Sect. 24-1	Off-street loading is insufficient	2 bays	1 bay

The property, located on Centre Street opposite the intersection of VFW Parkway, contains a seven story rehabilitation center for the aged. The proposed addition would include a 250 bed home for the aged and the extension of the existing basement service floor. The proposed 152 off-street parking spaces combined with the 65 existing spaces would be more than adequate for the elderly rehabilitation center. The proposal would be beneficial in providing additional elderly housing units and would not impose any adverse effects upon the immediate neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-1970, brought by Hebrew Rehabilitation Center for the Aged, 1200 Centre Street, Roslindale, for an extension of a non-conforming use and variances of insufficient lot area for additional dwelling unit, off-street parking, off-street loading, excessive floor area ratio and building height to erect a six story addition to the Rehabilitation Center in a Single Family (S-.3) district, the Boston Redevelopment Authority recommends approval. Adequate parking would be provided for this elderly rehabilitation center. The proposal would be beneficial in providing additional elderly housing units and would not impose any adverse effects upon the immediate neighborhood.

Re: Petitions Nos. Z-1971-Z-1977
George B. Stevens II et als
115 Appleton St. & 126-136 Chandler St.,
Boston

Petitioner seeks seven variances for a change of occupancy from lodging house to five apartments in each structure in an Apartment (H-2) district. The proposal would violate the code as follows:

<u>115 Appleton Street</u>	<u>Req'd.</u>	<u>Proposed</u>
Sect. 17-1 Open space is insufficient	150 sf/du	110 sf/du
<u>126 Chandler Street</u>		
Sect. 17-1 Open space is insufficient	150 sf/du	96 sf/du
<u>128 Chandler Street</u>		
Sect. 17-1 Open space is insufficient	150 sf/du	96 sf/du
<u>130 Chandler Street</u>		
Sect. 17-1 Open space is insufficient	150 sf/du	96 sf/du
<u>132 Chandler Street</u>		
Sect. 17-1 Open space is insufficient	150 sf/du	96 sf/du
<u>134 Chandler Street</u>		
Sect. 17-1 Open space is insufficient	150 sf/du	96 sf/du
<u>136 Chandler Street</u>		
Open space is insufficient	150 sf/du	96 sf/du

The properties, located on Chandler and Appleton Streets between Clarendon and Dartmouth Streets, in the South End Urban Renewal Area, contain three story brick row structures. There is no objection to this proposed conversion from transient occupancies. However, the proposed five unit density in each structure is unreasonable. Parking is a critical problem in the South End area. Because of the size of these buildings and the existing parking problem, it is recommended that only 134 and 136 Chandler Street be allowed to convert to five apartments. The remaining properties should be limited to four apartments each (one one-bedroom apartment per floor). Recommend denial as submitted.

VOTED: That in connection with Petitions Nos. Z-1971-Z-1977, brought by George B. Stevens II et als, 115 Appleton Street and 126-136 Chandler Street, Boston, in the South End Urban Renewal Area, for variances of insufficient open space for a change of occupancy from lodging houses to five apartments in each of seven structures in an Apartment (H-2) district, the Boston Redevelopment Authority recommends denial as submitted. There is no objection to the proposed conversion from transient occupancies. However, the proposed five unit density in each structure is unreasonable and undesirable. Parking is a critical problem in the South End area. Because of the size of these buildings and the existing parking problem, it is recommended that only 134 and 136 Chandler Street be allowed to convert to five apartments. The remaining properties should be limited to four apartments each (one one-bedroom apartment per floor).

Re: Petition No. Z-1982
Harold Brown et al Trustees of Brown
Realty Trust
1106-1112 Commonwealth Ave., Allston

Petitioner seeks a Conditional Use Permit to occupy a portion of a hotel-commercial building (Hamilton House) as a dormitory for 150 students in a General Business (B-2) district. The proposal would violate the code as follows:

Sect. 8-7 A dormitory is a Conditional Use in a B-2 district. The property, located on Commonwealth Avenue at the intersection of Fuller Street, contains a seven story hotel-commercial structure. In February of this year, prior to the new zoning law making all school uses a Conditional Use, the petitioner executed a temporary lease with Massachusetts Institute of Technology for the use of 76 rooms as a men's dormitory for 150 students and proctors. The University is currently renovating certain of its dormitories and the students will return to campus dormitories upon completion of the renovations. The lease will commence September 8, 1970 and terminate June 15, 1971, subject to an option to renew until February 28, 1972. The remainder of the structure would continue to operate as a hotel, restaurant, lounge, store, offices and research laboratory. The staff recommends the following: a) that the facility remain fully taxable during the proposed dormitory use period; b) that any Conditional Use Permit terminate no later than June 15, 1971. Any option to renew should be reviewed by the Planning Agency for the City; c) that the lessee (MIT) will not exercise an option to purchase the hotel-commercial facility.

VOTED: That in connection with Petition No. Z-1982, brought by Harold Brown et al, Trustee of Brown Realty Trust, 1106-1112 Commonwealth Avenue, Allston, for a Conditional Use Permit to occupy a portion of a hotel-commercial structure as a dormitory for 150 students in a General Business (B-2) district, the Boston Redevelopment Authority recommends approval provided a) that the facility remain completely taxable during the proposed dormitory use period; b) that any conditional use permit terminate no later than June 15, 1971. Any option renewal shall be reviewed by the Planning Agency for the City; c) that the lessee (MIT) will not exercise an option to purchase the hotel-commercial facility.

Re: Petition No. Z-1983
John Brown Love
251 Beacon Street, Boston

Petitioner seeks a Conditional Use Permit for a change of occupancy from a two family dwelling and 12 lodgers to a three family dwelling and 9 lodgers in an Apartment (H-5) district. The proposal would violate the code as follows:

Sect. 8-7 A lodging house is Conditional in an H-5 district.

The property, located on Beacon Street near the intersection of Dartmouth Street, contains a four story brick structure. The proposed conversion is reasonable. The petitioner and his family would permanently occupy the proposed additional apartment. The proposal would reduce the transient occupancy and would not have any detrimental effect on this residential neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-1983, brought by Joe Brown Love, 251 Beacon Street, Boston, for a Conditional Use Permit for a change of occupancy from a two family dwelling and 12 lodgers to a three family dwelling and 9 lodgers in an Apartment (H-5) district, the Boston Redevelopment Authority recommends approval. The proposed conversion is reasonable and would not have any detrimental effect on this residential neighborhood.

Re: Petitions Nos. Z-1986-Z-1987
 N.E. District Church of the Nazarene
 665-667 Massachusetts Avenue, Boston

Petitioner seeks two Conditional Use Permits and two variances for a change of occupancy from eight apartments to a chapel, offices, day care center, adult education and three apartments in an Apartment (H-2) district. The proposal would violate the code as follows:

665 Massachusetts Ave.

Req'd.

Proposed

Sect. 8-7 A day care center is Conditional in an H-2 district.

Sect. 8-7 An adult education building in an H-2 district requires a Board of Appeal hearing

Sect. 23-2 Off-street parking is insufficient

6 spaces

1 space

667 Massachusetts Ave.

Sect. 8-7 A day care center is Conditional in an H-2 district.

Sect. 8-7 An adult education building in an H-2 district requires a Board of Appeal hearing.

Sect. 23-2 Off-street parking facilities are insufficient

6 spaces

1 space

The properties, located on Massachusetts Avenue near the intersection of Parmelee Street in the South End Urban Renewal Area, contains two 3½ story vacant brick structures which would be combined to accommodate the proposed occupancy. The chapel would seat 88 persons and the day care nursery would provide accommodation for approximately 20 children. There is no objection to the proposed use. However, the staff recommends that the required off-street parking be provided on adjacent parking facilities. Recommend approval with proviso.

VOTED: That in connection with Petitions Nos. Z-1986-Z-1987, brought by N. E. District Church of the Nazarene, 665-667 Massachusetts Avenue, Boston, in the South End Urban Renewal Area, for two Conditional Use Permits and variances of insufficient off-street parking for a change of occupancy from eight apartments to a chapel, offices, day care center, adult education and three apartments in an Apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided that the required off-street parking would be supplied on adjacent parking facilities.